

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, JUNE 18, 2013

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, June 18, 2013**, at **6:00 p.m.** to consider the following:

CMPT 2013-0001
WILLISVILLE SEWER
SERVICE AREA EXPANSION
(Commission Permit)

The Board of Supervisors, acting through the Department of General Services, has submitted an application for Commission approval to permit the expansion of the Willisville Sewer Service Area from 12 to 15 parcels in the AR-2 (Agricultural Rural-2) zoning district. The three (3) parcels to be added to the Willisville Sewer Service Area are also located partially in the HR (Beaverdam Creek Historic Roadways District), and are located adjacent to the Middleburg West Agricultural and Forestal District. A Commission Permit for the existing Willisville Sewer Service Area, CMPT-2004-0001, Willisville Community Sewage Treatment and Disposal System, was approved by the Planning Commission on April 19, 2004, and was ratified by the Board of Supervisors on April 20, 2004. This application is subject to the Revised 1993 Zoning Ordinance and the proposed expansion requires a Commission Permit in accordance with Section 6-1101(B). The parcels to be added to the Willisville Sewer Service Area expansion are located on the south side of Welbourne Road (Route 743) and east of the intersection of Millville Road (Route 743) and Willisville Road (Route 623), in the Blue Ridge Election District. The parcels are more particularly described as follows:

TAX MAP NUMBER	PIN	ACRES	ADDRESS	OWNERSHIP
/71////////57/	642-35-3622	2.21	34055 Welbourne Road, Upperville, VA	Charles E. Smith, Jr.
/71////////58A	642-35-4345	0.36	34049 Welbourne Road, Upperville, VA	Hallie Bridgett
/71////////59	658-30-8643	2.45	34017 Welbourne Road, Upperville, VA	Earl E. and Joan T. Hampton

The area is governed by the policies of the Revised General Plan (Rural Policy Area (Southern Tier)) and the Heritage Preservation Plan, which designate this area for rural economy uses and limited residential development.

ZMAP 2012-0018 & SPEX 2012-0052
PROLOGIS PARK
GATEWAY PHASE IV
(Zoning Map Amendment Petition, Special Exception)

Prologis, Inc., of Columbia, Maryland, has submitted an application to rezone approximately 17 acres from the R-1 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to

develop up to 250,000 square feet of warehouse, distribution, and office uses at a Floor Area Ratio (FAR) of up to approximately 0.35. The Applicant has also submitted an application for a special exception to permit office, administrative, business, and professional uses (data center), which do not meet the criteria contained in Section 4-503(G). These applications are subject to the Revised 1993 Zoning Ordinance. The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The applicant is also requesting modifications of the Zoning Ordinance follows:

Zoning Ordinance Section	Proposed Modification
ZO §4-505(B)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	Reduce the minimum yard from any agricultural district, existing or planned residential district, or land bay allowing residential uses for buildings, outdoor storage, areas for collection of refuse, and loading areas from 75 feet to 15 feet, and for parking from 35 feet to 15 feet.
ZO §5-1414, Buffer Yard and Screening Matrix	Allow peripheral parking lot landscaping to satisfy Type 3 buffer yard requirements adjacent to a residential district.

(More detailed descriptions of each specific modification are available upon request.)

The subject property is approximately 17 acres in size and is located on the west side of Relocation Drive (Route 775) and eastward of Executive Drive (Route 885) in the Broad Run Election District. The property is more particularly described as Tax Map Number /94////////10A (PIN# [045-17-5529](#)). The area is governed by the policies of the Revised General Plan (Ashburn Community (Suburban Policy Area) and Route 28 Corridor Plan) which designate this area for Route 28 Industrial uses at an FAR up to 0.4.

ZMOD 2012-0012
LAKEVIEW AT UNIVERSITY CENTER
TENANT DIRECTORY SIGNS COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

MRP/TBG Associates, LLC, of Washington, D.C., has submitted an application pursuant to Section 700.2 of the 1972 Zoning Ordinance to modify the applicable provisions of Section 523 of the 1972 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the total permitted aggregate business sign area and number of business signs. The property is being developed pursuant to ZMAP 1986-0029 (University Center); ZMAP 1992-0004 (University Center Parcels G, J, K, M, & P); ZCPA 1992-0009 (University Center); ZCPA 2000-0009 (University Center Land Bays D, E, F, H, P1, I4, & N); ZCPA 2006-0005 (University Center); and ZMOD-2008-0008 (Lakeview at University Center Comprehensive Sign Plan), in the PD-RDP (Planned Development-Research Development Park) zoning district under the 1972 Zoning Ordinance. The property is located within the Route 28 Taxing District and the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The property is approximately 17.6 acres in size and is located on the north side of Harry Byrd Highway (Route 7) and on the west side of Loudoun County Parkway (Route 607), in the Algonkian Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ADDRESS
/63/E21/////4A	057-40-0471	20135 Lakeview Center Plaza, Ashburn, VA
/63/E21/////3A	057-30-3151	20120, 20125 Lakeview Center Plaza, Ashburn, VA
/63/E21/////5B	057-30-4098	20130 Lakeview Center Plaza, Ashburn, VA

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Plan) and the Dulles North Area Management Plan, which designate this area for Route 28 Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

**ZMAP 2012-0005, ZCPA 2012-0004 & SPEX 2012-0053
ARCOLA CENTER**

(Zoning Map Amendment Petition, Zoning Concept Plan Amendment, Special Exception)

Arcola LLC, of Gaithersburg, Maryland, has submitted: 1) an application to rezone approximately 1.27 acres from the CLI (Commercial Light Industry) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) and the R-16 (Townhouse/Multifamily Residential) zoning districts under the Revised 1993 Zoning Ordinance, and to rezone approximately 1.27 acres from the PD-IP and the R-16 zoning districts under the Revised 1993 Zoning Ordinance to the CLI zoning district under the Revised 1993 Zoning Ordinance in order to facilitate the construction of Dulles South Parkway; 2) an application to amend the concept plan and proffers approved with ZMAP 2006-0015, Arcola Center, and ZCPA 2009-0009, Arcola Center, in order to develop a total of 2,645,000 square feet of non-residential uses and up to 1,169 dwelling units, with no resulting change to the previously approved Floor Area Ratio (FAR) of 0.4, number and type of dwelling unit, or maximum overall density of 14 dwelling units per acre; and 3) an application for a special exception to permit office, administrative, business, and professional uses (data center), which do not meet criteria contained in Section 4-503(G) in the proposed PD-IP zoning district. The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and within the Ldn 65 or higher, aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District). The subject property is approximately 283 acres in size and is located on the north side of John Mosby Highway (Route 50), on the south side of Evergreen Mills Road (Route 621), west of Loudoun County Parkway (Route 606), and east of Gum Spring Road (Route 659), in the Blue Ridge Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ADDRESS
101/111111/42/	163-36-7830	25077 Evergreen Mills Road, Sterling, VA
101/C/2/1111/5/	163-26-9824	N/A
101/111111/97/	162-17-2899	N/A
101/C/2/1111/4/	163-26-7931	N/A
101/C/2/1111/1/	163-26-4764	N/A
101/C/2/1111/3/	163-26-5032	N/A
101/C/2/1111/2/ (portion)	163-26-3341 (portion)	N/A
101/112111/1/ (portion)	163-35-8042 (portion)	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007), and the 2010 Countywide Transportation Plan, which designate this area as a modified Business Community and which recommend an FAR of up to 0.4 and a density of up to 14 dwelling units per acre.

**ZCPA 2012-0003
GOOSE CREEK PRESERVE**
(Zoning Concept Plan Amendment)

Brookfield Goose Creek Preserve LLC, of Fairfax, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2002-0009, Goose Creek Preserve, in order to replace 64 multi-family dwellings with 56 single family attached dwelling units, and revise the proffered open space and recreational amenities with a decrease in the previously approved density from 3.06 to 3.01 dwelling units per acre, in the PD-H4 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units), zoning district. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting modifications of Zoning Ordinance (ZO) sections as follows:

Zoning Ordinance Section	Proposed Modification
ZO § 1-205(A) Limitations and Methods for Measurements of Lots, Yards and Related Terms, Lot Access Requirements	Permit lots to have frontage on open space in lieu of a Class I, Class II, or Class III road, or private access easement, and permit lots to be accessed from rear private streets.
ZO §4-110(I)(2) Site Planning-Internal Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses	Eliminate the 50-foot wide common open space buffer with a Type 2 Buffer Yard between certain internal multi-family and single family attached and single family detached residential landbays.
ZO §7-803(C)(2)(a) Lot and Building Requirements, Yards, Single family attached units, Front	Reduce the minimum front yard from 15 feet to 7 feet.
ZO §7-803(C)(2)(c) Lot and Building Requirements, Yards, Single family attached units, Rear	Reduce the minimum rear yard from 15 feet to 7 feet.

(More detailed descriptions of each specific modification are available upon request.)

The subject property is approximately 4.49 acres in size and is located on the west side of Belmont Ridge Road (Route 659), on the east side of the Goose Creek, and south of Sycolin Road (Route 625) and the Dulles Greenway (Route 267), in the Blue Ridge Election District. The subject property is more particularly described as Tax Map Number /78/////////7/ (PIN# 154-37-0101). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for residential uses and which recommend a density of up to 4.0 dwelling units per acre.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.